

Boynton

Boynton is generally bounded by the Dearborn and Melvindale city limits to the north, the River Rouge and Ecorse city limits to the south, the Rouge River to the east and the Lincoln Park city limits to the west. Boynton's economy and quality of life is tied to that of the adjacent communities. Its residential areas are surrounded by heavy industrial facilities.

Boynton has among the city's highest percent of elderly residents. Over seventy percent of the housing units are owner occupied, with almost a third of the housing valued in the \$30,000 to \$50,000 range.

❑ Neighborhoods and Housing

Issues: Boynton is a relatively newly developed part of Detroit. It has some of the cluster's most well maintained, stable neighborhoods, with few neighborhoods experiencing disinvestment.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area through home repair programs, and scattered-site infill development of similar scale and character to the existing housing stock.

❑ Retail and Local Services

Issues: The Fort and Schaefer commercial corridors have vacant and under-utilized storefronts.

GOAL 2: Increase the vitality of commercial thoroughfares

Policy 2.1: Take advantage of traffic along Fort and Schaefer to attract commercial activity.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Develop neighborhood commercial nodes along Oakwood with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

□ **Industrial Centers**

Issues: Industrial disinvestment is prevalent in the north and northeast areas. In some cases industrial uses encroach upon adjacent residential areas.

GOAL 4: Reduce conflicts between industrial and residential areas

Policy 4.1: Establish and enforce designated truck routes to and from Fort Street and I-75.

Policy 4.2: Buffer the negative impacts of industrial land uses upon residential areas in the northeast.

□ **Parks, Recreation and Open Space**

Issue: There is limited recreation space in the area southeast of Fort and Schaffer. Vacant industrial parcels bordering the residential and industrial areas present an opportunity for redevelopment as open space.

GOAL 5: Increase open space and recreational opportunities

Policy 5.1: Ensuring that environmentally contaminated sites are remediated, acquire industrial properties near residential areas for parks and open space, especially along the Rouge River.

2000 Census - Demographic Profile

Neighborhood **Boynton**

Total Population

10,546

1990 Population

11,633

1990 to 2000 Change

-1,087

Percent Change

-9.34%

Race

White Only

989

9.38%

Black or African American
Only

9,059

85.90%

American Indian and Alaska
Native Only

62

0.59%

Asian Only

21

0.20%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

283

2.68%

Two or More Races

132

1.25%

Hispanic Origin

Hispanic Origin (Any Race)

586

5.56%

1990 Hispanic Origin

256

1990 to 2000 Change

330

Percent Change

128.91%

Gender

Male

4,958

47.01%

Female

5,588

52.99%

Educational Attainment

Population 25 or older

6,834

64.80%

HS Graduate or Higher

4,414

64.59%

Assoc. Degree or Higher

598

8.75%

Age

Youth Population
(Under 18 Years Old)

2,733

25.92%

1990 Youth Population

2,792

1990 to 2000 Change

-59

Percent Change

-2.11%

0 to 4 Years Old

628

5.95%

5 to 10 Years Old

1,007

9.55%

11 to 13 Years Old

540

5.12%

14 to 17 Years Old

558

5.29%

18 to 24 Years Old

979

9.28%

25 to 44 Years Old

2,730

25.89%

45 to 64 Years Old

2,043

19.37%

65 Years Old and Older

2,061

19.54%

Households

Households

3,915

Average Household Size

2.69

Population in Group Quarters

33

0.31%

Population in Households

10,513

Family Households

2,655

67.82%

Married Couple Family

1,225

46.14%

Female Householder Family

1,140

42.94%

One Person Households

1,140

29.12%

Housing Units

Housing Units

4,289

1990 Housing Units

4,432

1990 to 2000 Change

-143

Percent Change

-3.23%

Vacant Housing Units

335

7.81%

Occupied Housing Units

3,954

92.19%

Owner Occupied

2,808

71.02%

Renter Occupied

1,146

28.98%

Housing Value

Owner Occupied Units

2,608

Less Than \$15,000

130

4.98%

\$15,000 to \$29,999

472

18.10%

\$30,000 to \$49,999

864

33.13%

\$50,000 to \$69,999

648

24.85%

\$70,000 to \$99,999

432

16.56%

\$100,000 to \$199,999

57

2.19%

\$200,000 or More

5

0.19%

Household Income

Less Than \$10,000

727

18.57%

\$10,000 to \$14,999

238

6.08%

\$15,000 to \$24,999

755

19.28%

\$25,000 to \$34,999

599

15.30%

\$35,000 to \$49,999

544

13.90%

\$50,000 to \$74,999

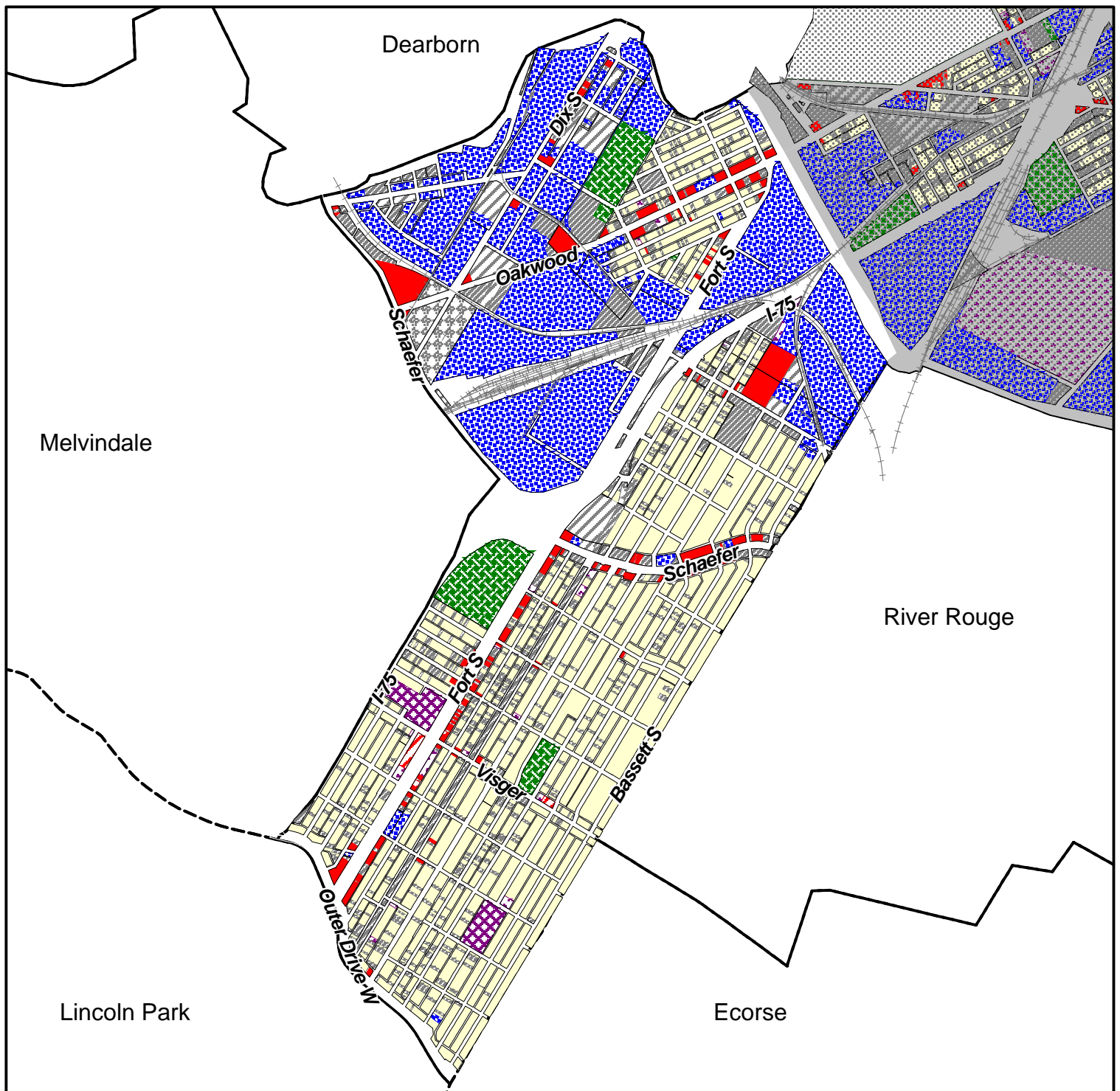
629

16.07%

\$75,000 or More

423

10.80%



Map 5-1A

City of Detroit
Master Plan of
Policies

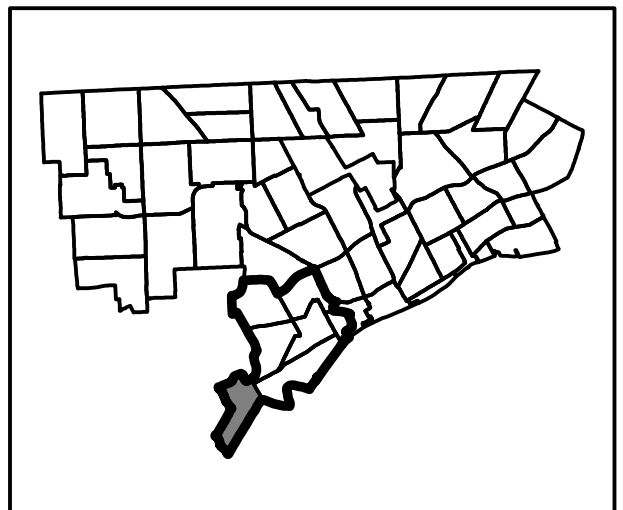
Neighborhood Cluster 5 Boynton

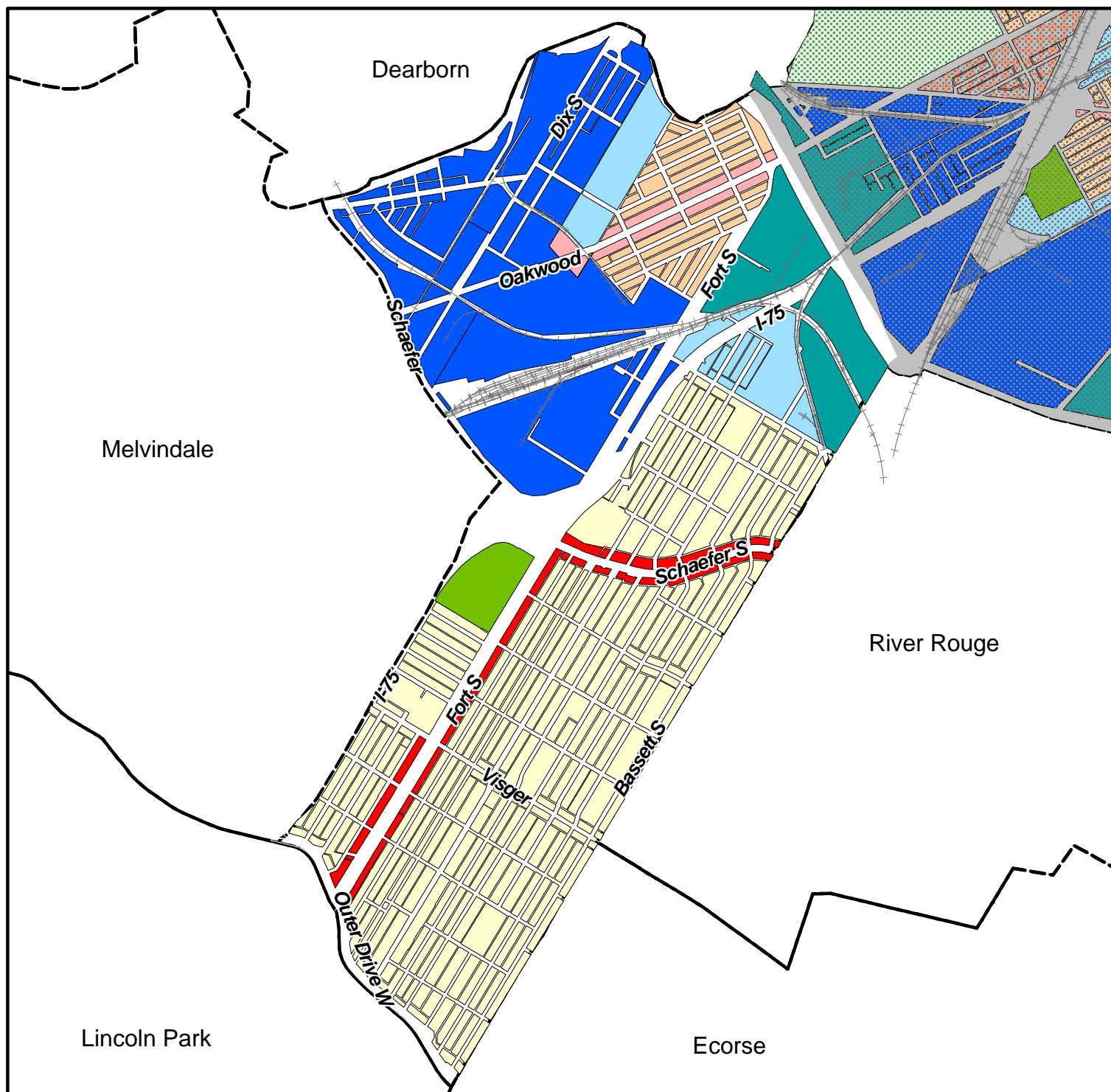


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 5-1B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 5 Boynton



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

